

MICHAEL S. D'AMATO
ALDERMAN, 3RD DISTRICT



CITY HALL
MILWAUKEE, WISCONSIN

CHAIR:
JUDICIARY & LEGISLATION COMMITTEE
ZONING CODE TASK FORCE

VICE CHAIR:
INFORMATION POLICY COMMITTEE

MEMBER:
FINANCE & PERSONNEL COMMITTEE
MILWAUKEE PUBLIC LIBRARY BOARD
MILWAUKEE COUNTY FEDERATED
LIBRARY SYSTEM BOARD
HISTORIC PRESERVATION COMMISSION

March 25, 2002

Mr. Ronald Leonhardt
City Clerk
City Hall Room 205
200 E. Wells St.
Milwaukee, WI 53202

Dear Mr. Leonhardt:

I oppose the renewal of the Rooming House License at 2537 North Farwell Avenue.

After careful review of the Department of Neighborhood Services file on this property, I believe that the extensive history of violations and service requests is reason to deny the renewal of the license. In addition, my office has received complaints from neighbors about the property as well.

There are four tenants at this property who have received noise nuisance citations. This kind of behavior is unacceptable, and it is a detriment to the neighborhood. This property has detracted from the quality of life that nearby residents have come to expect and deserve.

Thank you for your assistance in this matter.

Sincerely,

MICHAEL S. D'AMATO
Alderman, 3rd District

Subscribed and sworn before me
this 25th day of March, 2002.

Kathleen Marquardt
Notary Public, Milwaukee County
My commission expires: 8-11-02



ROOMING HOUSE LICENSE APPLICATION/RENEWAL

City of Milwaukee
Department of Neighborhood Services
841 N. Broadway 10th Floor
Milwaukee, WI 53202

FARWELL AVE. 2537 N.
MAR 15 2002/11:38 AM
04-0093283/W/\$ 100.00

1. ADDRESS OF LICENSED PREMISE: 2537 N. FARWELL AVENUE
2. LICENSE APPLICANT:

Name: KATZ CHILDREN'S TRUST
Address: 316 E. SILVER SPRING WHITEFISH BAY, WI 53217
Street City State Zip

Phone: 414-332-8080 Date of Birth: _____

NOTE: INDIVIDUAL APPLICANTS MUST PROVIDE FULL NAME, INCLUDING MIDDLE INITIAL, HOME ADDRESS, AND HOME PHONE. ALL APPLICANTS MUST PROVIDE A STREET ADDRESS ABOVE. A POST OFFICE BOX IS NOT ACCEPTABLE. HOWEVER, YOU MAY INDICATE A PREFERRED MAILING ADDRESS BELOW.

IF APPLICANT IS A NONRESIDENT OF MILWAUKEE COUNTY, A LOCAL REPRESENTATIVE INSIDE THE MILWAUKEE COUNTY LIMITS MUST BE AUTHORIZED BY THE OWNER/OPERATOR TO EXERCISE ALL MANAGEMENT AND CONTROL OF THE PREMISES. PLEASE PROVIDE THIS INFORMATION ON PAGE 2 IF APPLICABLE.

3. APPLICANT TYPE (Indicate one of the following):

- Individual
- Partnership List name, address and phone number of all partners on Page 2.
- Corporation List name, address and phone number of all officers and directors on Page 2.
- Other Type of organization TRUST List name, address and phone number of all officers on Page 2.

4. IF THE APPLICANT OR ANY PARTNERS, OFFICERS OR DIRECTORS LISTED ON THIS APPLICATION HAVE EVER BEEN CONVICTED OF ANY OFFENSE OTHER THAN MINOR TRAFFIC VIOLATIONS, LIST DETAILS BELOW. (INCLUDE OTHER MUNICIPAL CODE CONVICTIONS, I.E. BUILDING CODE.) THERE IS NO STATUTE OF LIMITATIONS. FAILURE TO LIST ALL CONVICTIONS WILL RESULT IN AN OBJECTION TO THIS APPLICATION BY THE POLICE DEPARTMENT. USE A SEPARATE SHEET IF NECESSARY.

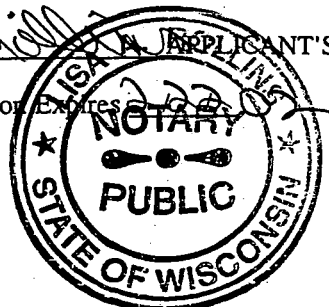
CHARGE	DATE	LOCATION	COURT	DISPOSITION OF CASE

5. NUMBER OF ROOMERS PERMITTED BY CURRENT LICENSE 64
 6. NUMBER OF ROOMERS OCCUPYING THE PREMISES AT TIME OF APPLICATION 30
 7. NUMBER OF UNITS 15 NUMBER OF BATHROOMS 34
 8. IS THE CURRENT LICENSE POSTED IN A CONSPICUOUS PLACE AT OR NEAR THE PRINCIPAL ENTRANCE TO THE DWELLING/FACILITY? YES NO

9. APPLICATION MUST BE SIGNED AND NOTARIZED BELOW.
The above completed information is true to the best of my knowledge.

[Signature] 3/12/02 [Signature]
 SIGNATURE DATE NOTARY PUBLIC
 My Commission Expires 2/22/07

PLEASE GO TO PAGE 2



ADDRESS OF LICENSED PREMISE: 2537 N. FARWELL AVENUE

Name: KATZ CHILDRENS TRUST
 Address: 316 E. SILVER SPRING DR, SUITE 306
 Street
 City WHITEFISH BAY State WI
 Zip 53217
 Phone: 414-332-8080 Date of Birth: _____

NOTE: PROVIDE FULL NAME, INCLUDING MIDDLE INITIAL, HOME ADDRESS, AND HOME PHONE. YOU MUST INDICATE A STREET ADDRESS ABOVE. A POST OFFICE BOX IS NOT ACCEPTABLE. HOWEVER, YOU MAY INDICATE A PREFERRED MAILING ADDRESS BELOW.

Name: BRUCE M. DECKERMAN, ESQ.
 Address: 910 E. MASON ST.
 Street
 City MILWAUKEE State WI
 Zip 53217
 Phone: 414-271-9300 Date of Birth: 9/24/56

NOTE: PROVIDE FULL NAME, INCLUDING MIDDLE INITIAL, HOME ADDRESS, AND HOME PHONE. YOU MUST INDICATE A STREET ADDRESS ABOVE. A POST OFFICE BOX IS NOT ACCEPTABLE. HOWEVER, YOU MAY INDICATE A PREFERRED MAILING ADDRESS BELOW.

Name: _____
 Address: _____
 Street
 City _____ State _____
 Zip _____
 Phone: _____ Date of Birth: _____

NOTE: PROVIDE FULL NAME, INCLUDING MIDDLE INITIAL, HOME ADDRESS, AND HOME PHONE. YOU MUST INDICATE A STREET ADDRESS ABOVE. A POST OFFICE BOX IS NOT ACCEPTABLE. HOWEVER, YOU MAY INDICATE A PREFERRED MAILING ADDRESS BELOW.

PLEASE ATTACH ADDITIONAL PAGE(S) IF NECESSARY.

City of Milwaukee Neighborhood Services System

Violation History	Address: 2535 N FARWELL AV
	Taxkey: 319-0201-000

Curr Distr	Section	Record Type	Serial #	# Orig Viols	Original Inspect Date	Compliance Date	Current Status	Final	Last Statu
432	Nuis/Env/Environmenta	Letter	3509651	1	12/27/01	01/29/02	Record closed	Yes	01/29
432	Nuis/Env/Environmenta	Letter	3396831	1	08/31/01	09/17/01	Record closed	Yes	09/17
432	Nuis/Env/Environmenta	Letter	3301781	1	06/08/01	06/22/01	Record closed	Yes	06/22
432	Nuis/Env/Environmenta	Letter	3243991	1	04/24/01	04/27/01	Record closed	Yes	04/27
311	Code Enf/Commercial/North	Letter	3157502	10	02/09/01	03/08/01	Complete abatement	Yes	03/08
311	Code Enf/Commercial/North	Letter	3157501	1	02/09/01	03/08/01	Complete abatement	Yes	03/08
311	Code Enf/Commercial/North	Letter	3123161	1	01/11/01	05/22/01	Complete abatement	Yes	05/22
311	Code Enf/Commercial/North	Letter	3117722	8	01/09/01	03/08/01	Complete abatement	Yes	03/08
311	Code Enf/Commercial/North	Letter	3117721	2	01/09/01	05/22/01	Complete abatement	Yes	05/22
311	Code Enf/Commercial/North	Advisory	3067671	2	10/31/00	11/15/00	Record closed	Yes	11/01
432	Nuis/Env/Environmenta	Issued	2928841	1	06/14/00	08/17/00	Record closed	Yes	08/17
432	Nuis/Env/Environmenta	Issued	2920811	1	06/06/00	08/17/00	Record closed	Yes	08/17
311	Code Enf/Commercial/North	Letter	2903372	3	05/17/00	12/08/00	Complete abatement	Yes	12/08
311	Code Enf/Commercial/North	Letter	2903371	1	05/17/00	12/08/00	Complete abatement	Yes	12/08
680	Construction/Boiler	Letter	2796331	1	12/30/99	03/28/00	Complete abatement	Yes	03/28

311	Code Enf/Commercial/North	Letter	2673253	4	06/23/99	08/31/00	Litigated	Yes	08/31
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City of Milwaukee Neighborhood Services System

Violation Detail	Address: 2535 N FARWELL AV
for Serial#: 3509651	Taxkey: 319-0201-000

Description	Detail
1 Tenant nuisance noise - first notice	SEAN P CARMIDY

City of Milwaukee Neighborhood Services System

<p>Violation Detail</p> <p>for Serial#: 3396831</p>	<p>Address: 2535 N FARWELL AV</p> <p>Taxkey: 319-0201-000</p>
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Description	Detail
1 Tenant nuisance noise - first notice	CHRISTOPHER I ZOUMALAN

City of Milwaukee Neighborhood Services System

Violation Detail for Serial#: 3301781	Address: 2535 N FARWELL AV Taxkey: 319-0201-000
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Description	Detail
1 Tenant nuisance noise - first notice	KEVIN MICHAEL PELKEY

City of Milwaukee Neighborhood Services System

Violation Detail	Address: 2535 N FARWELL AV
for Serial#: 3243991	Taxkey: 319-0201-000

Description	Detail
1 Tenant nuisance noise - first notice	THOMAS J BENNETT/CHRISTOPHER R W

City of Milwaukee Neighborhood Services System

Violation Detail	Address: 2535 N FARWELL AV
for Serial#: 3157502	Taxkey: 319-0201-000

Description	Detail
FIRE PREVENTION	
1 Replace missing cover on electric junction box	junction box obstructed by conduit, won't allow lid to close and or secure /
INTERIOR	
KITCHEN	
2 Replace defective floor covering (impervious)	
FIRST FLOOR LAUNDRY ROOM	
3 Replace or remove defective floor covering	
EAST FIRST FLOOR SUNROOM	
4 Replace missing window panes and putty	
LIVING ROOM	
5 Repair or replace defective electric outlet	no longer secured in wall laying on the floor /
6 Repair or replace defective window frame	windows will not close at top of frame and cannot be secured by latch /
BATHROOM	

<p>7 Repair or replace defective wall covering</p>	<p>at plumbing area west end of tub /</p>
<p>8 Paint ceiling</p>	<p>.</p>
<p>LICENSED PREMISE</p>	<p>.</p>
<p>9 Provide proper numbers for all rooming units</p>	<p>.</p>
<p>10 Post printed no smoking sign</p>	<p>.</p>

City of Milwaukee Neighborhood Services System

Violation Detail	Address: 2535 N FARWELL AV
for Serial#: 3157501	Taxkey: 319-0201-000

Description	Detail
FIRE PREVENTION	
1 Provide smoke alarms for each dwelling unit	inside every sleeping unit. /

City of Milwaukee Neighborhood Services System

Violation Detail	Address: 2535 N FARWELL AV
for Serial#: 3123161	Taxkey: 319-0201-000

Description	Detail
FIRE PREVENTION	
1 Provide a certificate of critical exam for fire es	REAR EXTERIOR STAIRS . /

City of Milwaukee Neighborhood Services System

Violation Detail	Address: 2535 N FARWELL AV
for Serial#: 3117722	Taxkey: 319-0201-000

Description	Detail
INTERIOR	
COMMON STAIRS	
1 Repair or replace water damaged ceiling and paint	north east stair apt's A thru F /
KITCHEN	
2 Repair defective plaster on wall and paint	Large hole in north wall needs to be repaired. /
3 Paint wall	
4 Repair or replace defective wall covering	
5 Repair plaster on ceiling and paint	
6 Paint ceiling	
7 Repair and repaint water damaged ceiling plaster	
8 Restore wall to a watertight condition	

City of Milwaukee Neighborhood Services System

Violation Detail	Address: 2535 N FARWELL AV
for Serial#: 3117721	Taxkey: 319-0201-000

Description	Detail
FIRE PREVENTION	
1 Provide smoke alarms - general	
2 Custom violation	ALL FUEL BURNING EQUIPMENT SHALL BE CONNECTED TO AN APPROVED CHIMNEY FLUE OR VENT. (CLOTHES DRYER) / 275-61-4-a /

City of Milwaukee Neighborhood Services System

Violation Detail	Address: 2535 N FARWELL AV
for Serial#: 3067671	Taxkey: 319-0201-000

Description	Detail
FIRE PREVENTION	
1 Service fire extinguisher(s)	
2 Obtain occupancy or zoning certificate	

City of Milwaukee Neighborhood Services System

<p>Violation Detail</p> <p>for Serial#: 2928841</p>	<p>Address: 2535 N FARWELL AV</p> <p>Taxkey: 319-0201-000</p>
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Description	Detail
1 Custom violation	LANDLORD LETTER SENT / 80-64 /

City of Milwaukee Neighborhood Services System

Violation Detail	Address: 2535 N FARWELL AV
for Serial#: 2920811	Taxkey: 319-0201-000

Description	Detail
1 Custom violation	LANDLORD LETTER SENT / 80-64 /

City of Milwaukee Neighborhood Services System

Violation Detail	Address: 2535 N FARWELL AV
for Serial#: 2903372	Taxkey: 319-0201-000

Description	Detail
EXTERIOR	
1 Repair leaks in roof and restore a watertight cond	
INTERIOR	
UNIT:E THIRD FLOOR	
FRONT SLEEPING ROOM	
2 Repair and repaint water damaged ceiling plaster	
CENTER HALL	
3 Repair and repaint water damaged ceiling plaster	

City of Milwaukee Neighborhood Services System

Violation Detail	Address: 2535 N FARWELL AV
for Serial#: 2903371	Taxkey: 319-0201-000

Description	Detail
INTERIOR	
UNIT:E THIRD FLOOR	
GENERAL	
1 Provide smoke alarms for each dwelling unit	

City of Milwaukee Neighborhood Services System

Violation Detail for Serial#: 2796331	Address: 2535 N FARWELL AV Taxkey: 319-0201-000
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Description	Detail
1 Schedule appt for safety insp & renew certificate	

City of Milwaukee Neighborhood Services System

Violation Detail	Address: 2535 N FARWELL AV
for Serial#: 2673253	Taxkey: 319-0201-000

Description	Detail
FIRE PREVENTION	
1 Provide a certificate of critical exam for fire es	REAR EXTERIOR STAIRS /
2 Repair or replace defective stair handrail	(2537 - 3RD FLOOR GUARDRAIL INTERIOR) /
3 Repair or replace defective wall covering	2227 E WEBSTER; BACK DOOR AREA /
4 Repair and repaint water damaged ceiling plaster	2223- (F) DINING ROOM CEILING; BATHROOM - 2227 E WEBSTER /

City of Milwaukee Neighborhood Services System

Srv Request History	Address: 2535 N FARWELL AV
	Taxkey: 319-0201-000

Curr Distr	Section	Srv Request Number	Srv Request Date	Current Status	Final	Last Status	Response By
311	Code Enf/Commercial/North	<u>232701</u>	09/28/01	Closed-first call	Yes	10/04/01	BENDER, PANDORA
311	Code Enf/Commercial/North	<u>204471</u>	02/01/01	Closed-verified	Yes	02/16/01	NEWELL, FRANCES
311	Code Enf/Commercial/North	<u>201848</u>	01/04/01	Closed-verified	Yes	01/11/01	NEWELL, FRANCES
373	/Zoning/Zoning-insp	<u>177162</u>	05/22/00	Closed-verified	Yes	06/09/00	HANDLE, DANIEL
311	Code Enf/Commercial/North	<u>175651</u>	05/10/00	Closed-verified	Yes	05/22/00	THOMAS, TRACIE
428	Nuis/Env/Environmenta	<u>166939</u>	02/28/00	Closed-verified	Yes	03/06/00	MCKEAN, TOM
428	Nuis/Env/Environmenta	<u>166791</u>	02/25/00	Closed-verified	Yes	02/28/00	MCKEAN, TOM
373	/Zoning/Zoning-insp	<u>160128</u>	12/01/99	Closed-verified	Yes	12/03/99	HANDLE, DANIEL
373	/Zoning/Zoning-insp	<u>159577</u>	11/22/99	Closed-verified	Yes	12/20/99	HANDLE, DANIEL
422	Nuis/Env/Nuisance	<u>137145</u>	05/05/99	Closed-not verified	Yes	05/06/99	CARTER, HENRY
311	Code Enf/Commercial/North	<u>130181</u>	03/08/99	Referred out of DNS	Yes	03/08/99	KOESTER, DIANE
90	Code Enf/Residential/Special	<u>107411</u>	04/27/98	Closed-verified	Yes	05/28/98	BLANDO, SHARON
311	Code Enf/Commercial/North	<u>97051</u>	12/05/97	Closed-verified	Yes	12/12/97	.
311	Code Enf/Commercial/North	<u>88537</u>	05/23/97	Closed-verified	Yes	05/28/97	.
311	Code Enf/Commercial/North	<u>72086</u>	02/12/96	Closed-not verified	Yes	05/28/97	.

371	/Zoning/Zoning-insp	65483	08/23/95	Closed-verified	Yes	05/28/97	.
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**City of Milwaukee
Neighborhood Services System**

Srv Request Detail	Address: 2535 N FARWELL AV
for Request Number: 232701	Taxkey: 319-0201-000

Description of Service Request

No heat.

Response

Bender called and left a message with the mgr Lisa. She informed me the heat had been repair. No further contact from the complaintant. 100401 PB.

City of Milwaukee Neighborhood Services System

Srv Request Detail for Request Number: 204471	Address: 2535 N FARWELL AV Taxkey: 319-0201-000
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Description of Service Request

BROKEN WINDOW ON SUN PORCH, 2 WINDOWS IN LIVING ROOM AJARRED,
ELECTRICAL OUTLET ON SOUTHWALL IN LIVING ROOM FALL OUT, BATHROOM WITH
MOLD/MILDEW ON THE CEILING, KITC FLOOR IS COMING UP FROM GROUND, AND
MANY OTHER CODE VIOLATIONS

Response

order issued for various fire and maintenance violations, personal contact with complainant. Reinspect
due 021601

City of Milwaukee Neighborhood Services System

Srv Request Detail	Address: 2535 N FARWELL AV
for Request Number: 201848	Taxkey: 319-0201-000

Description of Service Request

DEF ELECTRICAL WIRING; NO GROUND OUTLETS, ETC. REAR STAIRWAY FULL OF ICE.
CEILINGS AND WALLS LEAKING.

Response

order issued for smoke detectors, water damage to ceilings and walls, repair plaster damage, ice had already been removed prior to inspections. Personal contact with complainant and property manager.

**City of Milwaukee
Neighborhood Services System**

Srv Request Detail for Request Number: 177162	Address: 2535 N FARWELL AV Taxkey: 319-0201-000
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Description of Service Request

Please investigate lack of required screening on parking lot to the south of the building. Thank you.

Response

Property is currently being considered for a special use permit. When file is heard the BOZA conditions will be enforced. Any questions call Dan Handle at 286-3697.

City of Milwaukee Neighborhood Services System

Srv Request Detail for Request Number: 175651	Address: 2535 N FARWELL AV Taxkey: 319-0201-000
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Description of Service Request

Roof and ceiling leaking

Response

Bender spoke to owner-landlord/tenant dispute. No further action taken.

City of Milwaukee Neighborhood Services System

Srv Request Detail for Request Number: 166939	Address: 2535 N FARWELL AV Taxkey: 319-0201-000
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Description of Service Request

dumpsters are overflowing and garbage all over the ground

Response

3/3/00 Complaint not verified. Area cleaned up . Closed and filed.

City of Milwaukee Neighborhood Services System

Srv Request Detail	Address: 2535 N FARWELL AV
for Request Number: 166791	Taxkey: 319-0201-000

Description of Service Request

DUMPSTERS IN REAR OVERFLOWING; OPEN BAGS OF GARBAGE ON GROUND.

Response

2/25/00 Complaint verified - verbal orders issued. Contacted Andy at Katz Property Management. He will have property cleaned up by 2/28/00. San CII will make regular pick up on 2/28/00. 3/3/00 Area cleaned up . Closed and filed.

City of Milwaukee Neighborhood Services System

Srv Request Detail	Address: 2535 N FARWELL AV
for Request Number: 160128	Taxkey: 319-0201-000

Description of Service Request

Rooming house overcrowded, BOZA expired 4/14/98. Please investigate and enforce all BOZA conditions.

Response

Inspection made 12/3/99. Rooming house still in operation. Owner contacted and he will apply to renew BOZA. If there are any questions please contact Inspector Handle with any questions.

**City of Milwaukee
Neighborhood Services System**

Srv Request Detail	Address: 2535 N FARWELL AV
for Request Number: 159577	Taxkey: 319-0201-000

Description of Service Request

Please investigate for overcrowding. Reports of 4-5 people living in each unit of the rooming house in the 2223 E. Webster side of the bldg.

Response

Inspection made, building is being used as rooming house. Owner (Katz) will apply for renewal with BOZA. Katz has applied for new occupancy and has contacted Boza for a renewal application. Will monitor for compliance. Any Questions please call Inspector Handle at X3697

**City of Milwaukee
Neighborhood Services System**

Srv Request Detail	Address: 2535 N FARWELL AV
for Request Number: 137145	Taxkey: 319-0201-000

Description of Service Request

BAGS OF GARBAGE AND OTHER LITTER IN REAR OF PROPERTY.

Response

City of Milwaukee Neighborhood Services System

Srv Request Detail for Request Number: 130181	Address: 2535 N FARWELL AV Taxkey: 319-0201-000
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Description of Service Request

Landlord doesn't shovel his entrance.

Response

THIS COMPLAINT SHOULD BE REFERRED TO THE POLICE DEPT. PER PANDORA

City of Milwaukee Neighborhood Services System

Srv Request Detail for Request Number: 107411	Address: 2535 N FARWELL AV Taxkey: 319-0201-000
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Description of Service Request

GRAFFITI ON FACADE.

Response

compliance mh

City of Milwaukee Neighborhood Services System

Srv Request Detail for Request Number: 97051	Address: 2535 N FARWELL AV Taxkey: 319-0201-000
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Description of Service Request

LOUD NOISE NEAR KITCHEN, HOLE OVER BATH TUB, PAINT PEELING IN LIVING ROOM, RADIATORS NEED KNOBS, WIND OW SCREEN IN BATH HELD UP WITH TAPE

Response

30 DAY ORDER TENANT HAD 3 PAGE LIST

City of Milwaukee Neighborhood Services System

Srv Request Detail for Request Number: 88537	Address: 2535 N FARWELL AV Taxkey: 319-0201-000
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Description of Service Request

SERVICE WALK STEPS (CONCRETE CEMENT CHIPPING), REAR RAILING RUSTY

Response

ORDER ISSUED

City of Milwaukee Neighborhood Services System

Srv Request Detail for Request Number: 72086	Address: 2535 N FARWELL AV Taxkey: 319-0201-000
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Description of Service Request

INSUFFICIENT HEAT, SOME RADIATORS NOT WORKING

Response

LEFT BI70. NO REPLY (IN 1 WEEK)

City of Milwaukee Neighborhood Services System

Srv Request Detail for Request Number: 65483	Address: 2535 N FARWELL AV Taxkey: 319-0201-000
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Description of Service Request

OCC ROOMING HOUSE BOZA EXPIRED 3/2/95

Response

BOZA PAPERS FILED